135.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,003,300 / 1,003,300
					USE VALUE:	1,003,300 / 1,003,300
					ASSESSED:	1,003,300 / 1,003,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		BELLEVUE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOUGHERTY KELLY &
Owner 2:	REYNOLDS CHRISTOPHER
Owner 3:	
Street 1:	3 BELLEVUE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KYUNG JAE/SONG HYE SEUNG -
Owner 2:	-
Street 1:	3 BELLEVUE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,326 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1941, having primarily Wood Shingle Exterior and 2518 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10326.000	477,900		525,400	1,003,300
Total Card	0.237	477,900		525,400	1,003,300
Total Parcel	0.237	477,900		525,400	1,003,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.45 | /Parcel: 398.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	86953
GIS Ref	
GIS Ref	
Insp Date	05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	477,900	0	10,326.	525,400	1,003,300	1,003,300	Year End Roll	12/18/2019
2019	101	FV	341,700	0	10,326.	492,600	834,300	834,300	Year End Roll	1/3/2019
2018	101	FV	341,700	0	10,326.	407,200	748,900	748,900	Year End Roll	12/20/2017
2017	101	FV	341,700	0	10,326.	374,400	716,100	716,100	Year End Roll	1/3/2017
2016	101	FV	341,700	0	10,326.	341,500	683,200	683,200	Year End	1/4/2016
2015	101	FV	328,400	0	10,326.	335,000	663,400	663,400	Year End Roll	12/11/2014
2014	101	FV	328,400	0	10,326.	311,300	639,700	639,700	Year End Roll	12/16/2013
2013	101	FV	328,400	0	10,326.	296,200	624,600	624,600		12/13/2012

!10517!

PRINT

Date	Time
12/11/20	00:48:50

LAST REV

Date	Time
06/14/18	14:53:03
apro	
10517	

USER DEFINED

Prior Id # 1:	86953
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KYUNG JAE/SONG	68255-291		10/21/2016		742,000	No	No		
KELLY DANIEL J	43036-370		6/11/2004		569,900	No	No		
	12162-462		2/25/1972		37,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2016	1343	Re-Roof	8,550	C				
4/4/2015	1057	Insulate	2,740		8/4/2015			Air sealing and in

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	HS	Hanne S
3/22/2017	SQ Returned	MM	Mary M
3/10/2009	Inspected	372	PATRIOT
1/21/2009	Measured	372	PATRIOT
9/14/2004	MLS	MM	Mary M
4/19/2001	Inspected	PM	Peter M
12/1/1999	Mailer Sent		
11/3/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10326		Sq. Ft.	Site		0	80.	0.64	9			Topo	-10					525,441						525,400	

Total AC/HA:	0.23705	Total SF/SM:	10326	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	
Total:	525,441	Spl Credit		Total:	525,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12770700
Const Adj.:	0.99989998
Adj $ / SQ:	152.225
Other Features:	121000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	587160
Depreciation:	109212
Depreciated Total:	477948

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB 1		

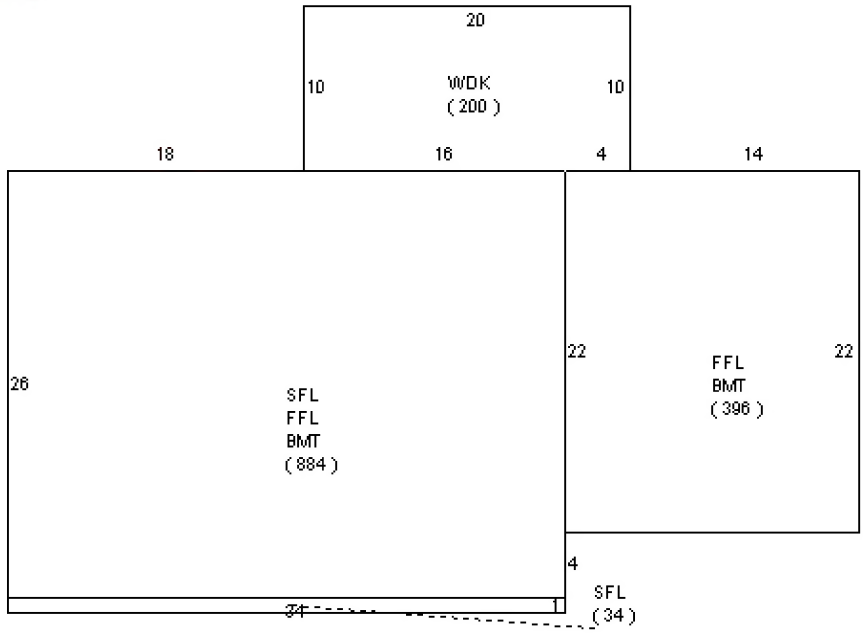
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,280	59.370	75,991
FFL	First Floor	1,280	152.230	194,848
SFL	Second Floor	918	152.230	139,743
WDK	Deck	200	11.000	2,200
	Net Sketched Area:	3,678	Total:	412,782
Size Ad	2198	Gross Are	3678	FinArea 2518

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	167.45
Special Features:	0	Val/Su Net:	129.93
Final Total:	477900	Val/Su SzAd	217.42

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 135.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: